

Broadwas and Cotheridge Neighbourhood Development Plan

Background Paper No. 2 – Analysis of Candidate Local Green Spaces.

Background

The Parish Council (for both Broadwas and Cotheridge) resolved to prepare a Neighbourhood Development Plan (NDP). As part of the consideration of issues important to the local community an analysis of potential “Local Green Spaces” has been undertaken. The NPPF paragraph 76 encourages such an approach in order to protect valued “Green Spaces” and to ensure that development land required as part of the planning process does not detract from them or their role. National Guidance sets out that such designations should be used only where “Green Space” is:

- Reasonably close to the community it serves
- Where it is demonstrably special to the local community
- When it is local in character, and
- Not an extensive tract of land.

The NDP distinguishes between amenity green space and recreational green space as they have different uses – but the principles of protection should apply to both.

The Candidate Sites

Local Green Space	Proximity to the Community it serves	Demonstrably Special	Local In Character	Not an extensive tract of land
Bank on the north side of A44 opposite Broadwas School	In the centre of Broadwas, mostly within the Development Boundary, along the main road	Forms the integral green backdrop to the main route through the village. Essential part of the landscape character of Broadwas.	Part of the fundamental character of the village as experienced by all traffic passing through Broadwas.	The bank is a long and narrow strip of land – and thus is not “extensive” in the context of the development boundary or the potential for development within it.
Land adjacent to Taberness Close	The houses in Taberness Close look directly on to it – it forms a visual break between their curtilages and the main A44 through the village.	Very important group of trees and green sward on the south side of the main A44 as it passes through the village. Any development here (including any loss trees) would have an immediate and detrimental impact on the character of Broadwas.	A central feature within the village, and adds significantly to its character as experienced by all traffic passing through Broadwas on the main road.	This green space is bounded by Taberness Close and the A44 and could not therefore be described as “extensive”.
Land between Berryfields Close and Church Lane.	Although this is outside the Development Boundary it is directly opposite the Royal Oak and houses on the	The site affords public views from the A44 in the centre of Broadwas south over the fields to the River Teme. It is directly	This open space presents a significant undeveloped frontage within the village	The land is constrained to the east by Berryfields Close, to the north by the A44 and to the west by Church

	north side of the A44 which are within the Development Boundary. It is bounded to the east by Berryfields Close and to the west by Church Lane.	opposite the public house which also affords publicly accessible views across it. Whilst it has been the subject of development pressures the local community regards this site as especially important to be retained free from development.	along the main road, thereby adding to the essential rural character of Broadwas.	Lane. The southern boundary is less critical but can be drawn to align with the southern boundary of Berryfields Close thereby ensuring that no more land is categorised as Local Green Space to than is necessary to achieve its purpose.
Amenity land within the Highfields Close development	Is embedded within the Highfields Close development.	These amenity spaces are integral to the character of the Highfields development and necessary to retain its rural character.	Integral green spaces within the development	These are small parcels of land within the development that are collectively valuable – but not extensive in total.
Broad Green SSSI and registered Village Green	The Green is the central feature of Broad Green with the houses developed around it.	The designations as SSSI and registered Village Green affirm the special character of the Green.	The Green is the central feature of Broad Green with the houses developed around it.	The Green is bounded by the houses and domestic curtilages around it.
Berryfields Children's Play Area and Sports Ground	These are located on the south side of the A44, close to the village centre and next to the Primary School	These are the principal recreation and play facilities for the whole village. They also form the setting for the built up parts of the village south of A44 in the wider landscape context.	They serve the local community both as play ground and sports ground and also are the location for occasional community events throughout the year.	They are, arguably, the minimum size to be useable for sporting purposes and to allow a reasonable space for an equipped playground.
Stoney Ley Sports Ground	The sports field is outside the village albeit less than 0.5 mile from the Development Boundary and accessed directly from the village centre.	It is the only sports ground of its type serving the two villages of Broadwas and Cotheridge.	It is a small and local facility which is local in character.	It is the minimum size to be usable as a sports ground for formal recreation and organised sports.